

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - GPA-32167 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.55 acres at 3920 West Sahara Avenue (APN 162-06-801-005), Ward 1 (Tarkanian)

C.C.: 02/18/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards

Motion made by RICHARD TRUESDELL to Deny

Passed For: 2; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 2

BYRON GOYNES, RICHARD TRUESDELL; (Against-VICKI QUINN, GLENN TROWBRIDGE); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS, KEEN ELLSWORTH)

NOTE: Initial motion for Approval by QUINN failed with TRUESDELL, GOYNES and BUCKLEY voting NO and EVANS and ELLSWORTH excused.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 23-26.

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DOUG RANKIN, Planning and Development, stated the request is incompatible and inconsistent with the surrounding and existing uses, as it constitutes spot zoning. He recommended denial of all applications.

ATTORNEY LIZ SOROKAC, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated that the property is located on the northwest corner of Sahara Avenue and Las Verdes Street. The request is for a used auto sales dealership. There has been no viable business at this corner. A neighborhood meeting was held with residents supporting the use as long as certain conditions were met, such as no test-drives in the neighborhood, the number of vehicles for sale on the lot and no inoperable vehicles located on the property. She read conditions that would address those concerns. MR. RANKIN indicated that those could be placed on the site plan review or special use permit. He clarified for CHAIR TROWBRIDGE that the conditions do not have a deed restriction but are specific to the use and the site plan.

COMMISSIONER QUINN was pleased with the applicant holding a neighborhood meeting and receiving successful feedback from the residents.

COMMISSIONER BUCKLEY was concerned about setting a precedent of significant greater commercial uses, such as auto dealerships, further down on Sahara Avenue.

COMMISSIONER TRUESDELL expressed concern about not upgrading the existing driveways. BART ANDERSON, Public Works, pointed out that Condition 15 of the site plan requires the applicant to remove and replace driveways and close driveways closest to the corner. The Commissioner pointed out that the building is 30 years old and the request is for a greater density. His concern is that with the economic downturn, many grocery stores are closing and requests might come in to turn these existing structures and parking into auto storage or auto sales uses. CHAIR TROWBRIDGE agreed, adding that there are areas of town that warrant improvements, and these should be looked on a case-by-case basis. In this particular case, this area could use the improvements.

MARGO WHEELER, Director of Planning and Development, and MR. ANDERSON read into the record additional conditions for Items 25 and 26, if approved.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 23-26.